



THE SEVERALS | BURY ROAD

High Specification Spacious Apartment in Town Centre

THE SEVERALS | BURY ROAD

Guide Price £419,995 Leasehold -
Share of Freehold

FEATURES

- Communal Facilities include Gardens, BBQ area, Swimming Pool, Sauna & Gym all cared for by a daily porter
- OFFERED WITH NO CHAIN
- Walking distance of Town Centre, Waitrose Supermarket & moments walk to Newmarket Heath and Severals Training Ground
- Underfloor heating throughout - EPC D
- Integrated kitchen appliances
- Ground Floor Apartment
- Fantastic Home or Buy to Let Property
- Ensuite to Master Bedroom & Built in Wardrobes to Master
- Exclusive gated development
- Allocated Parking

DESCRIPTION

Clarke Philips are pleased to offer this well presented and spacious two bedroom ground floor apartment, positioned within the original house which was converted and extended to create these sought after apartments. Benefitting from a generous master bedroom with a selection of built in wardrobes and ensuite. Open plan kitchen/dining and living space with doors leading out to a selection of patio areas within the well kept communal gardens.

The Severals is one of Newmarket's most prestigious developments, positioned just off the Bury Road and only a short walk to the High Street.

Severals development provides a high level of security including a daily porter, remote controlled electronic entrance gates, fences/walled perimeter, CCTV to certain area's and video entry systems to each apartment. Residents enjoy the use of the beautifully maintained communal grounds and leisure facilities which included a sumptuous heated swimming pool, air-conditioned fitness room and Sauna.



ACCOMMODATION

Entrance Hall

Generous entrance hall with storage cupboard and additional cupboard containing water cylinder and underfloor heating.

Kitchen/Dining/Living Space 36'4" x 24'7" (11.07m x 7.50m)

Open plan L-shaped room with a variety of large windows overlooking well kept communal gardens. Modern kitchen with granite work-surfaces, integrated appliances including fridge/freezer, dishwasher, double oven with grill and built in microwave oven. Electric hob with extractor over and breakfast bar. Dining and living space with wood effect flooring and doors leading out to communal patio areas.

Master Bedroom 12'5" x 11'6" (3.79m x 3.50m)

Windows to rear side aspect, wide selection of built in wardrobes with

En-suite 9'1".m x 7'1" (2.79.m x 2.16m)

Four-piece suite comprising of panel bath, corner shower cubicle, low level WC and hand wash basin with vanity unit below.

Bedroom 2 10'10" x 15'2" (3.30m x 4.62m)

Window to rear aspect and double built in wardrobes.

Shower Room 7'1" x 7'0" (2.16m x 2.15m)

Corner shower cubicle, low level WC. Hand was basin with vanity unit below.

Communal Swimming Pool/Gym and Sauna

Communal heated swimming pool with changing rooms.

Allocated Parking

Secure electric gated access.

Agents Note

Leasehold - Share of Freehold. Annual Service Charge £5998.06, Ground Rent 200. Lease Term 975year left remaining.

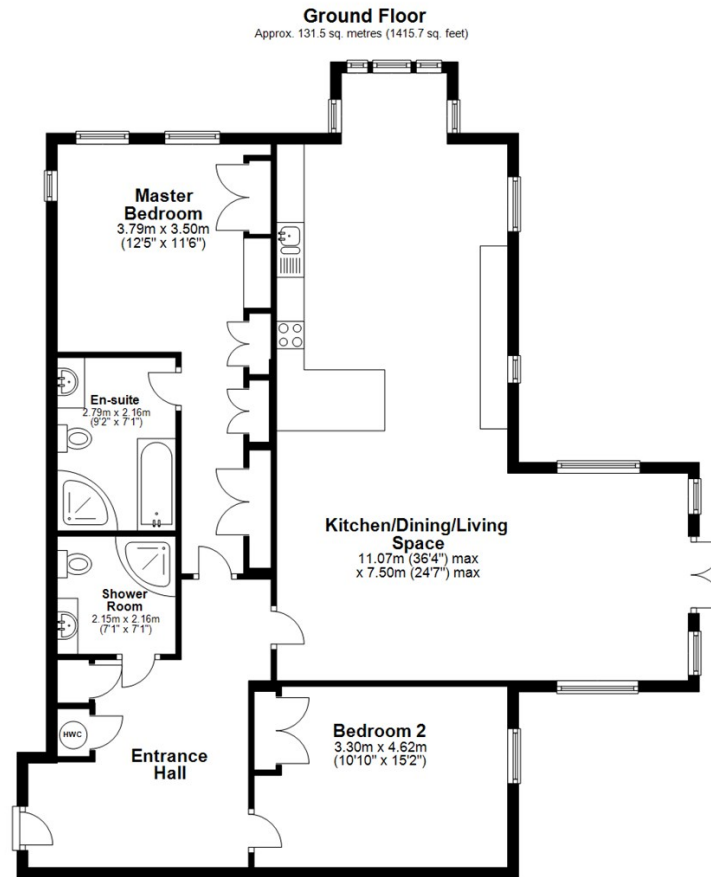
Photos taken prior to current tenancy.







Viewing Highly Recommended to Appreciate this Property



Total area: approx. 131.5 sq. metres (1415.7 sq. feet)

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	